



# CITY OF LONG BEACH

LONG BEACH DEVELOPMENT SERVICES

333 West Ocean Blvd., 5<sup>th</sup> Floor, Long Beach, CA 90802 Phone: 570-6194 Fax: 570-6068

## NOTICE OF INTENT TO ADOPT

TO: Office of the County Clerk  
Environmental Filings  
12400 E. Imperial Highway, Room 2001  
Norwalk, CA 90650

FROM: Department of Development Services  
Planning Bureau, 5<sup>th</sup> Floor  
333 W. Ocean Boulevard  
Long Beach, CA 90802

In conformance with Section 15072 of the State CEQA Guidelines, please post this Notice for a period of 30 days. Enclosed is the required fee of \$75.00 for processing.

Notice is hereby given that the City of Long Beach, Lead Agency for the purposes of CEQA, proposes to adopt a Negative Declaration (ND 10-09) for the project described below:

### **Project Location**

1628-1724 Ocean Boulevard, City of Long Beach, County of Los Angeles CA

### **Project Title**

1628-1724 Ocean Boulevard Project

### **Project Description**

The proposed project would include the demolition of existing structures, the development of 51 condominium units and the remodel of an existing building to maintain 11 motel units. The residential development would be four stories in height above street level and would have two levels of subterranean parking. Vehicular access to the subterranean garage would be from 11<sup>th</sup> Place and Bluff Place. The demolition and construction activities are estimated to take approximately eighteen months from commencement of work.

### **Review Period during which the Lead Agency will receive comments on the proposed Negative Declaration**

Starting Date: August 24, 2009

Ending Date: September 14, 2009

### **Public Meeting of the Planning Commission for the proposed Negative Declaration (ND 10-09)**

September 17, 2009

5:00 PM

Long Beach City Hall

First Floor Council Chambers

333 W. Ocean Boulevard

Long Beach, CA 90802

**Copies of the Negative Declaration and all referenced documents are available for public review by contacting the Planning Bureau staff member shown below or on the internet at:**

[http://www.lbds.info/planning/environmental\\_planning/environmental\\_reports.asp](http://www.lbds.info/planning/environmental_planning/environmental_reports.asp)

**The project site is not on any list as enumerated under Section 65965.5 of the California Government Code.**

**The ND 10-09 Initial Study has determined may find significant adverse impacts to occur to the following resource areas:**

<b>Aesthetics</b>	<b>National Pollution Discharge Elimination Systems (NPDES)</b>
<b>Air Quality</b>	<b>Noise</b>

For additional information, contact:

Jeff Winklepleck, Planner  
Department of Development Services  
Planning Bureau, 5<sup>th</sup> Floor  
333 W. Ocean Boulevard  
Long Beach, CA 90802

(562) 570-6607  
[Jeffrey.winklepleck@longbeach.gov](mailto:Jeffrey.winklepleck@longbeach.gov)

CITY OF LONG BEACH  
PLANNING COMMISSION

## RECIRCULATED NEGATIVE DECLARATION

**PROJECT:**

## I. TITLE:

1628-1724 E. Ocean Boulevard

## II. PROPONENT

Withee Malcolm Architects, LLP  
2251 W. 190th Street  
Torrance, CA 90504

## III. DESCRIPTION

The proposed project would include the demolition of existing structures and the development of 51 condominium units and the remodel of an existing building to maintain 11 motel units. The residential development would be four stories in height above street level and would have two levels of subterranean parking. Access to the condominium units would be from 11th Place and Bluff Place.

## IV. LOCATION

1628-1724 E. Ocean Boulevard

## V. HEARING DATE &amp; TIME

September 17, 2009 5:00 p.m.

## VI. HEARING LOCATION

City Council Chambers  
Long Beach City Hall  
333 West Ocean Boulevard, Plaza Level**FFINDING:**

In accordance with the California Environmental Quality Act, the Long Beach City Planning Commission has conducted an Initial Study to determine whether the following project may have a significant adverse effect on the environment. On the basis of that study, the Commission hereby finds that the proposed project will not have a significant adverse effect on the environment and does not require the preparation of an Environmental Impact Report because the Mitigation Measures described in the initial study have been added to the project.

Signature: Date: 8/24/09

- \* If you wish to appeal the appropriateness or adequacy of this document, address your written comments to our finding that the project will not have a significant adverse effect on the environment: (1) identify the environmental effect(s), why they would occur, and why they would be significant, and (2) suggest any mitigation measures which you believe would eliminate or reduce the effect to an acceptable level. Regarding item (1) above, explain the basis for your comments and submit any supporting data or references.

This document and supporting attachments are provided for review by the general public. This is an information document about environmental effects only. Supplemental information is on file and may be reviewed in the office listed above. The decision making body will review this document and potentially many other sources of information before considering the proposed project.

## **AERIAL OF PROJECT VICINITY**



**Project Site:** 1628 - 1724 E. Ocean Boulevard

**Project:** Demolition of existing structures  
Maintain 11 existing motel units  
Development of 51 ownership residential units  
156 parking spaces on two subterranean levels  
5 existing parking spaces maintained

**Required:** Site Plan Review  
Tract Map  
Local Coastal Development Permit

**CEQA:** Mitigated Negative Declaration 10-09

# 1628-1724 E. Ocean Boulevard

## INITIAL STUDY

*Prepared by*



City of Long Beach  
Department of Development Services  
Advance Planning

## INITIAL STUDY

**1. Project title:**

1628-1724 E. Ocean Boulevard

**2. Lead agency name and address:**

Long Beach Planning Commission  
333 West Ocean Boulevard  
Long Beach, CA 90802

**3. Contact person and phone number:**

Jeff Winklepleck  
333 West Ocean Blvd 5th Floor  
Long Beach, CA 90802  
(562) 570-6607

**4. Project location:**

1628-1724 E. Ocean Boulevard

**5. Project sponsor's name and address:**

Withee Malcolm Architects, LLP  
2251 W. 190th Street  
Torrance, CA 90504

**6. General Plan:**

**LAND USE DISTRICT #4**

LUD #4 is a district that encourages recycling and intensification of attached dwelling units in parts of the City that are logically near transportation, recreation and services.

**7. Zoning:**

**ZONING DISTRICT PD-5; Subarea 2**

PD-5 includes land between the public beach and Ocean Boulevard, the first parallel public roadway, from Alamitos Avenue to Bixby Park. Ocean Boulevard is designated as a scenic highway. PD-5 is intended to encourage new development that is of a similar nature and is designed with sensitivity to the policies of the California Coastal Act of 1976 and the Long Beach Local Coastal Plan.

**8. Description of project:**

The project site is located on the south side of Ocean Boulevard both west and east of 11th Place. The site extends east to 12th Place and south to Bluff Place. The project would begin with the demolition of structures totaling 27 dwelling units. The proposed new development would consist of 51 condominium units and the remodel of an existing building to maintain 11 motel units. The development would include four stories of habitable space above street level and two subterranean levels of parking. The residential units would consist of flats and townhouses and the motel units would consist of standard rooms and suites.

Access to the condominium units would be from 11th Place and Bluff Place. The on-site parking for the residential and motel units would consist of 156 spaces on the two subterranean levels and 5 spaces on an existing at-grade parking lot. Amenities at the proposed project would include a pool and spa facility, a courtyard and a club house. The required discretionary cases are a Site Plan Review, a Tract Map and a Local Coastal Development Permit.

**9. Surrounding land uses and setting:**

The project site is located between Ocean Boulevard and the Pacific Ocean in the Alamitos Beach neighborhood. Alamitos Beach is a parking impacted, fairly dense area that is a blend of rental and ownership residential properties. Many properties on the south side of Ocean Boulevard have been recycled with new condominium developments. The nearest commercial land uses are located along the Broadway business corridor.

**10. Other public agencies whose approval is required:**

City Council (only on appeal)



## ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

◆ Aesthetics	Agriculture Resources	◆ Air Quality
Biological Resources	Cultural Resources	Geology/Soils
Hazards & Hazardous Materials	Hydrology/Water Quality	Land Use/Planning
Mineral Resources	◆ National Pollution Discharge Elimination System	◆ Noise
Population/Housing	Public Services	Recreation
Transportation	Utilities/Service Systems	Mandatory Findings of Significance

## DETERMINATION:

On the basis of this initial evaluation:

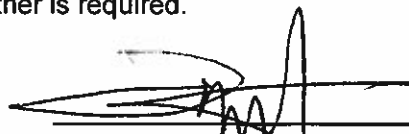
I find that the proposed project **COULD NOT** have a significant effect on the Environment and a **NEGATIVE DECLARATION** will be prepared.

✓ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A **MITIGATED NEGATIVE DECLARATION** will be prepared.

I find that the proposed project **MAY** have a significant effect on the environment, and an **ENVIRONMENTAL IMPACT REPORT** is required.

I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An **ENVIRONMENTAL IMPACT REPORT** is required, but it must analyze only the effects that remain to be addressed.

I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

  
\_\_\_\_\_  
Jeff Winklepleck  
Planner

\_\_\_\_\_  
August 24, 2009

## **EVALUATION OF ENVIRONMENT IMPACTS:**

- 1) A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parenthesis following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g. the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g. the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
- 2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
- 3) Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
- 4) "Negative Declaration: Less than Significant with A Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from Section XVII, "Earlier Analyses," may be cross-referenced).
- 5) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration Section 1 5063(c)(3)(D). In this case, a brief discussion should identify the following:
  - a) Earlier Analysis Used. Identify and state where they are available for review.
  - b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
  - c) Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures Incorporated", describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
- 6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.

## ENVIRONMENTAL CHECKLIST

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
<b>I. AESTHETICS – Would the project:</b>				
a) Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>II. AGRICULTURE RESOURCES – In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. Would the project:</b>				
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Involve other changes in the existing environment that, due to their location or nature, could result in conversion of Farmland to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
 <b>III. AIR QUALITY – Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:</b>				
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**IV. BIOLOGICAL RESOURCES – Would the project:**

a) Have a substantial adverse impact, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U. S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U. S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**V. CULTURAL RESOURCES** – Would the project:

a) Cause a substantial adverse change in the significance of a historical resource as defined in Section §15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section §15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**VI. GEOLOGY AND SOILS** – Would the project:

a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii) Seismic-related ground failure, including Liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of wastewater?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>VII. HAZARDS AND HAZARDOUS MATERIALS –</b> Would the project:				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be located on a site, which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
<b>VIII. HYDROLOGY AND WATER QUALITY – Would the project:</b>				
a) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Otherwise degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
j) Inundation by seiche, tsunami, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
<b>IX. LAND USE AND PLANNING – Would the project:</b>				
a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>X. MINERAL RESOURCES – Would the project:</b>				
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>XI. NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM – Would the project:</b>				
a) Result in a significant loss of pervious surface?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Create a significant discharge of pollutants into the storm drain or water way?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Violate any best management practices of the National Pollution Discharge Elimination System permit?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>XII. NOISE – Would the project result in:</b>				
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Exposure of persons to or generation of excessive groundborne vibration or ground-borne noise levels?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**XIII. POPULATION AND HOUSING – Would the project:**

a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**XIV. PUBLIC SERVICES – Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:**

a) Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Schools?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Parks?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
<b>XV. RECREATION –</b>				
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>XVI. TRANSPORTATION/TRAFFIC – Would the project:</b>				
a) Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Substantially increase hazards to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Result in inadequate parking capacity?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Conflict with adopted policies supporting alternative transportation (e.g., bus turnouts, bicycle racks)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>XVII. UTILITIES AND SERVICE SYSTEMS –</b>				
Would the project:				
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Have sufficient water supplies available to serve the project from existing entitlement and resources, or are new or expanded entitlement needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Comply with federal, state, and local statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**XVIII. MANDATORY FINDINGS OF SIGNIFICANCE –**

a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

## **DISCUSSION OF ENVIRONMENTAL IMPACTS**

### **I. AESTHETICS**

#### **a. Would the project have a substantial adverse effect on a scenic vista?**

##### Less Than Significant Impact.

The project site is located on the south side of Ocean Boulevard at 11<sup>th</sup> Place in the Alamitos Beach neighborhood. The proposed project would introduce new condominium units, replace existing apartment units and maintain motel units. The new development would rise four stories above street level with all required parking located on two subterranean levels. Development of the proposed project would not be anticipated to have a substantial adverse effect on a scenic vista, but views of the Pacific Ocean would be altered for some nearby residents.

#### **b. Would the project substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?**

##### Less Than Significant Impact.

Ocean Boulevard is designated as a scenic highway in the Transportation Element of the General Plan. The proposed project would be similar in height and character to other new developments that have been built along Ocean Boulevard. It would be anticipated to have a less than significant impact upon natural scenic resources.

#### **c. Would the project substantially degrade the existing visual character or quality of the site and its surroundings?**

##### Less Than Significant Impact With Mitigation Incorporated.

The project site is bordered by public rights-of-way. Development of the proposed project would include the demolition of multiple structures, excavation of the site and construction of the new residential and motel unit buildings. There would be a potential for these activities to impact the surrounding neighborhood. The following mitigation measure will facilitate a less than significant impact to the surroundings:

**I-1** Prior to the issuance of any demolition permits, the applicant shall prepare a "Construction Staging and Management Plan" to be approved by the Director of Planning and Building or their designee. The Plan shall indicate:

- Entry and exit points for construction employees
- Parking for construction employees
- Temporary construction office location
- Construction equipment staging area
- Demolition materials storage area
- Construction materials storage area
- Screening for the project site and all storage and staging areas (temporary fencing with opaque material)

Details of the Construction Staging and Management Plan shall be included on all final grading and construction plans.

**d. Would the project create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?**

Less Than Significant Impact With Mitigation Incorporated.

Although the project site is located in an urban area with existing nighttime light sources, the following mitigation measure is included to ensure that the proposed project will not adversely affect adjacent properties:

**I-2** Prior to the issuance of any building permits, the applicant shall demonstrate on the final project plans that all exterior lighting fixtures and light standards shall be shielded and shall be located and installed to prevent spillover of light onto the surrounding properties and roadways.

With regard to the building materials that may be incorporated into the proposed project, the following mitigation measure is included to ensure that the project will not adversely affect adjacent properties:

**I-3** Prior to the issuance of any building permits, the applicant shall demonstrate on the final project plans that minimally reflective glass and other building materials will be incorporated on the building exteriors in order to reduce reflective glare. The use of glass with over 25 percent reflectivity shall be prohibited.

## **II. AGRICULTURE RESOURCES**

### No Impact. (for a, b and c)

The project site is located in an urban setting and there are no agricultural zones within the vicinity of the project. The proposed project would be developed in a sector of the city that has been built upon for well over half a century. Development of the proposed project would have no effect upon agricultural resources within the City of Long Beach or any other neighboring city or county.

## **III. AIR QUALITY**

The South Coast Air Basin is subject to possibly some of the worst air pollution in the country, attributable mainly to its topography, climate, meteorological conditions, a large population base, and highly dispersed urban land use patterns.

Air quality conditions are primarily affected by the rate and location of pollutant emissions and by climatic conditions that influence the movement and dispersion of pollutants. Atmospheric conditions such as wind speed, wind direction, and air temperature gradients, along with local and regional topography, provide the links between air pollutant emissions and air quality.

The South Coast Air Basin generally has a limited capability to disperse air contaminants because of its low wind speeds and persistent temperature inversions. In the Long Beach area, predominantly daily winds consist of morning onshore airflow from the southwest at a mean speed of 7.3 miles per hour and afternoon and evening offshore airflow from the northwest at 0.2 to 4.7 miles per hour with little variability between seasons. Summer wind speeds average slightly higher than winter wind speeds. The prevailing winds carry air contaminants northward and then eastward.

The majority of pollutants normally found in the Los Angeles County atmosphere originate from automobile exhausts as unburned hydrocarbons, carbon monoxide, oxides of nitrogen and other materials. Of the five major pollutant types (carbon monoxide, nitrogen oxides, reactive organic gases, sulfur oxides, and particulates), only sulfur oxide emissions are dominated by sources other than automobile exhaust.

### **a. Would the project conflict with or obstruct implementation of the applicable Air Quality Attainment Plan?**

No Impact.

The Southern California Association of Governments has determined that if a project is consistent with the growth forecasts for the sub region in which it is located, it is consistent with the Air Quality Management Plan (AQMP) and regional emissions are mitigated by the control strategy specified in the AQMP. By the year 2010, preliminary population projections by the Southern California Association of Governments (SCAG) indicate that Long Beach will grow by 27,680+ residents, or six percent, to a population of 491,000+.

The proposed project would introduce 51 residential units and remodel an existing building to maintain 11 motel units on a site that is currently occupied by similar land uses. The project is within the growth forecasts for the sub region and is consistent with the Air Quality Management Plan (AQMP). In addition, the project is consistent with the goals of the City of Long Beach Air Quality Element that call for achieving air quality improvements in a manner that continues economic growth.

**b. Would the project violate any air quality standard or contribute to an existing or projected air quality violation?**

Less than Significant Impact with Mitigation Incorporated.

The California Air Resources Board regulates mobile emissions and oversees the activities of county Air Pollution Control Districts (APCDs) and regional Air Quality Management Districts (AQMDs) in California. The South Coast Air Quality Management District (SCAQMD) is the regional agency empowered to regulate stationary and mobile sources in the South Coast Air Basin.

To determine whether a project generates sufficient quantities of air pollution to be considered significant, the SCAQMD adopted maximum thresholds of significance for mobile and stationary producers in the South Coast Air Basin (SCAB), (i.e., cars, trucks, buses and energy consumption). SCAQMD Conformity Procedures (Section 6.3 of the CEQA Air Quality Handbook, April 1993) states that all government actions that generate emission greater than the following thresholds are considered regionally significant (see Table 1).

**Table 1. SCAQMD Significance Thresholds**

Pollutant	Construction Thresholds (lbs/day)	Operational Thresholds (lbs/day)
ROG	75	55
NO <sub>x</sub>	100	55

CO	550	550
PM <sub>10</sub>	150	150
SO <sub>x</sub>	150	150

Construction emissions would involve the demolition of the existing structures, excavation for the two subterranean levels of residential parking and development of the new condominium units and motel units. Construction emissions were estimated using the URBEMIS 2007 Version 9.2.4 software. The estimated results are:

	ROG	NO <sub>x</sub>	CO	PM <sub>10</sub>
2010	3.04	25.1	13.56	10.06
2011	17.7	9.1	7.18	0.58
AQMD Thresholds	75	100	550	150
Exceeds Thresholds	No	No	No	No

The primary long-term emission source from the proposed project would be vehicles driven by condominium residents, guests of the motel and visitors to either the condominiums or the motel.

A secondary source of operational emissions would be the consumption of natural gas in the use of landscape maintenance equipment. Estimated operational (vehicle) emissions from the project are listed in the table below. The source of these estimates was the URBEMIS 2007 Version 9.2.4 software. Based upon the estimates, the proposed project would not exceed threshold levels for mobile emissions.

	ROG	NO <sub>x</sub>	CO	PM <sub>10</sub>
Project Emissions	3.47	2.61	24.08	3.26
AQMD Thresholds	55	55	550	150
Exceeds Thresholds	No	No	No	No

The following mitigation measure is included to reduce the impacts of the construction emissions. The requirements of Rule 403 will reduce the construction-related impacts to below significance.

- II-1** As required by South Coast Air Quality Management District Rule 403 - Fugitive Dust, all construction activities that are capable of generating fugitive dust are required to implement dust control measures during each phase of project development to reduce the amount of particulate matter entrained in the ambient air. The



measures shall be printed on the final grading and construction plans. They include the following:

- Application of soil stabilizers to inactive construction areas.
- Quick replacement of ground cover in disturbed areas (as applicable).
- Watering of exposed surfaces twice daily.
- Watering of all unpaved haul roads three times daily.
- Covering all stockpiles with tarp.
- Reduction of vehicle speed on unpaved roads.
- Post sign on-site limiting traffic to 15 miles per hour or less.
- Sweep streets adjacent to the project site at the end of the day if visible soil material is carried over to adjacent roads.
- Cover or have water applied to the exposed surface of all trucks hauling dirt, sand, soil, or other loose materials prior to leaving the site to prevent dust from impacting the surrounding areas.

**c. Would the project result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?**

Less than Significant Impact.

Please see III (a) and (b) above for discussion.

**d. Would the project expose sensitive receptors to substantial pollutant concentrations?**

Less Than Significant Impact.

The CEQA Air Quality Handbook defines sensitive receptors as children, athletes, elderly and sick individuals that are more susceptible to the effects of air pollution than the population at large. The proposed project would not be anticipated to produce substantial levels of any pollutant concentration that could affect sensitive receptors.

**e. Would the project create objectionable odors affecting a substantial number of people?**

Less Than Significant Impact.

The owners of the condominium units and the operator of the motel would be required to comply with City requirements applicable to the maintenance of trash areas to minimize potential odors, including the storage of refuse and frequency of refuse collection at the site. A less than significant impact would be anticipated.

**IV. BIOLOGICAL RESOURCES**

No Impact. (for a, b, c, d, e and f)

The site of the proposed project is located between Ocean Boulevard and the Bluff Place near the Pacific Ocean and is near other existing residential developments. There is no evidence of rare or sensitive species as listed in Title 14 of the California Code of Regulations or Title 50 of the Federal Code of Regulations. Existing on-site tree and plant species would be removed from the site during demolition. A comprehensive landscape plan for the new development would be installed after completion of the new construction. In addition, off-site street trees would be planted as required by Public Works.

The proposed site is not located in a protected wetlands area. Also, the development of the proposed project would not be anticipated to interfere with the migratory movement of any wildlife species. The biological habitat and species diversity in the neighborhood is limited to that typically found in highly populated and urbanized Southern California beach communities. No adverse impacts would be anticipated to biological resources.

**V. CULTURAL RESOURCES**

No Impact. (for a, b, c and d)

There is some evidence to indicate that primitive people inhabited portions of what is now the city of Long Beach as early as 5,000 to 2,000 B.C. Much of the remains and artifacts of these ancient people were destroyed during the first century of the city's development. The remaining archaeological sites are predominantly located in the southeast sector of the city. No adverse impacts are anticipated to cultural resources.

**a. Would the project cause a substantial adverse change in the significance of a historical resource as defined in Section §15064.5?**

The project site does not include any historical resources on the surface. The proposed project would not be anticipated to have a negative impact on any historical resource.

**b. Would the project cause a substantial adverse change in the significance of an archaeological resource pursuant to Section §15064.5?**

The project site is located outside the area of the City expected to have a higher probability of latent artifacts. While the proposed project would involve excavation, it would not be expected to affect or destroy any archaeological resource due its geographic location.

**c. Would the project directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?**

Please see V. (b) above for discussion.

**d. Would the project disturb any human remains, including those interred outside of formal cemeteries?**

Please see V. (b) above for discussion.

**VI. GEOLOGY AND SOILS**

**a. Would the project expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:**

**i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.**

Less Than Significant Impact.

According to Plate 2 of the Seismic Safety Element of the General Plan, no faults are known to pass beneath the project site and the neighborhood is outside of the Alquist-Priolo Special Study Zone. The most significant fault system in the vicinity is the Newport-Inglewood fault zone. Because faults do exist in the City, "No Impact" would not be an appropriate response, but a less than significant impact could be anticipated.

**ii) Strong seismic ground shaking?**

Less Than Significant Impact.

The relative close proximity of the Newport-Inglewood Fault could create substantial ground shaking at the proposed site if a seismic event occurred along the fault. However, there are numerous factors that determine the level of damage at a specific location in the event of a seismic event. Given these variables, it is not possible to determine the level of damage that may occur on the project site. The project would be required to be constructed in compliance with all current state and local building codes relative to seismic safety. As a result, a less than significant impact would be anticipated.

**iii) Seismic-related ground failure, including Liquefaction?**

No Impact.

According to Plate 7 of the Seismic Safety Element, the proposed project is located in a part of the city where the potential for liquefaction to occur is minimal. Therefore, no impact would be anticipated.

**iv) Landslides?**

No Impact.

Per the Seismic Safety Element, the project site is outside the area where landslides would be anticipated to occur. No impact would be the appropriate response for this category.

**b. Would the project result in substantial soil erosion or the loss of topsoil?**

Less Than Significant Impact.

The proposed project would be expected to result in minimal soil erosion during demolition and construction. The completed project would not result in any soil erosion. A less than significant impact would be anticipated.

**c. Would the project be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?**

Less Than Significant Impact.

According to Table 4 and Plate 12 of the Seismic Safety Element, the project site is located on soil that is predominantly cohesionless, and is made up of granular non-marine terrace deposits overlying Pleistocene granular marine sediments at shallow depths. The site is not considered to be unstable and, as a result, the proposed project would be anticipated to have a less than significant impact in this category.

**d. Would the project be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?**

No Impact.

Please see VI. (c) above for discussion.

**e. Would the project have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of wastewater?**

No Impact.

Sewers are in place in the vicinity of the project site. The use of septic tanks or an alternative waste water disposal system would not be necessary and no impact would be anticipated.

## **VII. HAZARDS AND HAZARDOUS MATERIALS**

**a. Would the project create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?**

Less Than Significant Impact.

The proposed project would include the demolition of multiple structures followed by the development of 51 condominium units and remodel of an existing building to maintain 11 motel units. The disposal of demolition materials would be regulated to minimize the impact to the surrounding neighborhood. The project would not be anticipated to create a significant hazard to the public or the environment via the use, transport or disposal of hazardous materials.

**b. Would the project create a significant hazard to the public or the environment through reasonably foreseeable upset and accident**

**conditions involving the release of hazardous materials into the environment?**

No Impact.

The proposed project would be a land use that would not be anticipated to include the storage and/or usage of hazardous materials. A scenario where such materials would be released into the environment would be unlikely. A "no impact" response is warranted.

**c. Would the project emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one quarter-mile of an existing or proposed school?**

No Impact.

The proposed project is located more than one quarter-mile from the nearest school. No impact would be anticipated.

**d. Would the project be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?**

No Impact.

The Hazardous Waste and Substances Sites (Cortese) List is a planning document used by the State, local agencies and developers to comply with the California Environmental Quality Act requirements in providing information about the location of hazardous materials release sites. The Cortese List does not list the project site as a location that is contaminated with hazardous materials.

**e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?**

No Impact.

The site of the proposed project is not located within any airport land use plan.

**f. For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?**

No Impact.

The site of the proposed project is not located within the vicinity of any private airstrip.

**g. Would the project impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?**

No Impact.

The proposed project would be the development of 51 condominium units and remodel of an existing building to maintain 11 motel units. The residential component would be four stories above street level with two levels of subterranean parking. The project would be required to comply with all current Fire and Health and Safety codes and would be required by code to have posted evacuation routes to be utilized in the event of an emergency. The completed project would be required to undergo periodic inspections by the Fire Department. As designed, the project would not be expected to impair the implementation of or physically interfere with an emergency evacuation plan or with any adopted emergency response plan.

**h. Would the project expose people or structures to a significant risk of loss, injury or death involving wild land fires, including where wild lands are adjacent to urbanized areas or where residences are intermixed with wild lands?**

No Impact.

The project site is located within an urbanized setting. The project would not be expected to expose people or structures to a significant risk of loss, injury or death involving wild land fires.

## **VIII. HYDROLOGY AND WATER QUALITY**

The Flood Insurance Administration has prepared a new Flood Hazard Map designating potential flood zones, (Based on the projected inundation limits for breach of the Hansen Dam and that of the Whittier Narrows Dam, as well as the 100-year flood as delineated by the U.S. Army Corps of Engineers) which was adopted in July 1998.

**a. Would the project violate any water quality standards or waste discharge requirements?**

Less Than Significant Impact:

While development and operation of the proposed project would involve the discharge of water into the system, the project would not be anticipated to violate any wastewater discharge standards. The proposed project would be required to comply with all state and federal requirements pertaining to the preservation of water quality.

**b. Would the project substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?**

No Impact.

The proposed project would be constructed in an urban setting with water systems in place that were designed to accommodate development. The operation of the proposed land use would not be expected to substantially deplete or interfere with the recharge of groundwater supplies.

**c. Would the project substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?**

No Impact.

The proposed project would involve the redevelopment of a site that is currently built-upon. The drainage pattern of the site would be altered and a new drainage plan would be required as part of the project approvals. No river or stream would be affected and a less than significant impact would be anticipated.

**d. Would the project substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on-or off-site?**

No Impact.

As stated, although the drainage pattern of the project site would be altered, no river or stream would be affected. The proposed project would



be constructed with drainage infrastructure in place to avoid a situation where runoff would result in flooding or upset.

**e. Would the project create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems?**

No Impact:

The runoff contributed by the proposed project would not be anticipated to exceed the capacity of the storm water drainage system. No impact would be expected.

**f. Would the project otherwise degrade water quality?**

Less Than Significant Impact.

During demolition, construction and operation, the project would be expected to comply with all laws and code requirements relative to maintaining water quality. The project would not be expected to significantly impact or degrade water quality.

**g. Would the project place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?**

No Impact:

According to the Plate 10 of the Seismic Safety Element, the project site is located outside of the 100-year flood hazard area. Therefore, there would be no impact.

**h. Would the project place within a 100-year flood hazard area structures which would impede or redirect flood flows?**

No Impact.

Please see VIII (g) above for explanation.

**i. Would the project expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?**

No Impact.

The project site is not located where flooding would impact it, nor is it located within proximity of a levee or dam. There would be no impact.

**j. Would the project result in inundation by seiche, tsunami or mudflow?**

Less Than Significant Impact.

Per Plate 11 of the Seismic Safety Element, the project site is within the area that would be susceptible to tsunami run up. It would not, however, be susceptible to seiche or mudflow.

**IX. LAND USE AND PLANNING**

**a. Would the project physically divide an established community?**

No Impact.

The project site is located in Subarea 2 of the Ocean Boulevard Planned Development District (PD-5) in the Alamitos Beach neighborhood. Maintaining the existing motel units would maintain the existing land use that is currently utilized by tourists visiting the City. The residential component of the proposed project would be in character with other recent developments on Ocean Boulevard in Alamitos Beach. The project would appear to be an appropriate and compatible addition to the neighborhood. As proposed, the project would not be expected to physically divide any established community.

**b. Would the project conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?**

No Impact.

The proposed project would be located in the City's General Plan Land Use District #4 and in the PD-5 Zoning area. As stated in IX.a. the project would appear to be a compatible combination of land uses for the area. The required discretionary applications for the project would include a Site Plan Review, a Subdivision Map and a Local Coastal Development Permit. The project site is located in the Appealable Area on the Coastal Zone Map. All required discretionary applications would be voted upon by

the Planning Commission and would be the means for the project to not conflict with any land use plans or regulations. As proposed, the project would not be anticipated to have a significant impact upon, or conflict with, the applicable land use regulations.

**c. Would the project conflict with any applicable habitat conservation plan or natural communities conservation plan?**

No Impact:

The proposed project would replace existing structures with new structures on a developable site in a built-out, urban environment. No habitat conservation plan or natural communities conservation plan would be impacted by the project.

**X. MINERAL RESOURCES**

Historically, the primary mineral resource within the City of Long Beach has been oil. However, oil extraction operations have diminished over the last century as the resource has become depleted. Today, oil extraction continues but on a greatly reduced scale in comparison to that which occurred in the past. The proposed site does not contain any oil extraction operations and development of the proposed project would not be anticipated to have a negative impact on this resource. There are no other known mineral resources on the site that could be negatively impacted by development.

**a. Would the project result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?**

No Impact.

The project site is located in an urbanized setting. Development of the proposed project would not impact or result in the loss of availability of any known mineral resource.

**b. Would the project result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?**

No Impact.

Please see X (a) above for discussion.

**XI. NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM (NPDES)**

The proposed project would include the demolition of existing structures followed by the development of 51 condominium units and remodel of an existing building to maintain 11 motel units.

**a. Would the project result in a significant loss of pervious surface?**

Less Than Significant Impact.

Most of the project site is already an impervious surface. The proposed project would result in some loss of pervious surface but it would not be anticipated to be significant.

**b. Would the project create a significant discharge of pollutants into the storm drain or water way?**

Less Than Significant Impact.

The proposed project would consist of new structures that would function in a similar manner to the existing structures in terms of land use; i.e. residential units and motel units. The project would not be a land use that would be anticipated to result in a significant discharge of pollutants into the storm drain.

**c. Would the project violate any best management practices of the National Pollution Discharge Elimination System permit?**

Less Than Significant With Mitigation Incorporated.

It would be necessary for the applicant to practice Best Management Practices during development of the proposed project. To ensure that the storm drain system is protected, the following mitigation measures shall apply:

- XI-1** Prior to the release of the grading permit, the applicant shall prepare and submit a Storm Drain Master Plan to identify all storm run-off and methods of proposed discharge. The Plan shall be approved by all impacted agencies.
- XI-2** Prior to the release of any grading or building permit, the project plans shall include a narrative discussion of the rationale used for selecting or rejecting BMPs. The project architect or engineer of record, or authorized qualified designee, shall sign a statement on

the plans to the effect: "As the architect/engineer of record, I have selected appropriate BMPs to effectively minimize the negative impacts of this project's construction activities on storm water quality. The project owner and contractor are aware that the selected BMPs must be installed, monitored and maintained to ensure their effectiveness. The BMPs not selected for implementation are redundant or deemed not applicable to the proposed construction activities."

(Source: Section 18.95.050 of the Long Beach Municipal Code).

## **XII. NOISE**

Noise is defined as unwanted sound that disturbs human activity. Environmental noise levels typically fluctuate over time, and different types of noise descriptors are used to account for this variability. Measuring noise levels involves intensity, frequency, and duration, as well as time of occurrence.

Some land uses are considered more sensitive to ambient noise levels than other uses, due to the amount of noise exposure and the types of activities involved. Residences, motels, hotels, schools, libraries, churches, nursing homes, auditoriums, parks and outdoor recreation areas are generally more sensitive to noise than are commercial and industrial land uses.

The City of Long Beach uses the State Noise/Land Use Compatibility Standards, which suggests a desirable exterior noise exposure at 65 dBA CNEL for sensitive land uses such as residences. Less sensitive commercial and industrial uses may be compatible with ambient noise levels up to 70 dBA. The City of Long Beach has an adopted Noise Ordinance that sets exterior and interior noise standards.

**a. Would the project result in exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance or applicable standards of other agencies?**

and

**b. Would the project result in exposure of persons to or generation of excessive ground borne vibration or ground borne noise levels?**

Less Than Significant Impact With Mitigation Incorporated.

During the period of demolition and construction, the project may cause temporary increases in the ambient noise levels and expose persons to periodic ground borne noise or vibration. While such noise would be typical for a development project, the demolition and construction must conform to the City of Long Beach Noise Ordinance with regard to when it takes place. The following mitigation measure is included to ensure that all parties will be familiar with the Noise Ordinance standards:

**XII-1** Any person(s) associated with the proposed project shall only operate or permit the operation of any tools or equipment used for site preparation, construction or any other related building activity that produces loud or unusual noise which annoys or disturbs a reasonable person of normal sensitivity between the following hours:

<b>Weekdays</b>	7:00am to 7:00pm	<b>Sundays</b>	No work permitted
<b>Saturdays</b>	9:00am to 6:00pm	<b>Holidays</b>	No work permitted.

The only exception shall be if the Building Official gives authorization for emergency work at the project site.

**c. Would the project create a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?**

Less Than Significant Impact.

Although the proposed project could result in a permanent increase in ambient noise levels in the project vicinity above levels existing without the project, given the proposed land use, the permanent increase would not be expected to be substantial. Therefore, such an increase would not be expected to require mitigation.

**d. Would the project create a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?**

Less than Significant Impact.

Development of the proposed project would involve temporary noise typically associated with demolition and new construction. Such noise could create a temporary increase in the ambient noise level in the surrounding neighborhood. Once the proposed project is completed, the

noise levels created by the project would be expected to be non-disruptive and consistent with other similar developments in the neighborhood.

**e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?**

No Impact:

The proposed project is not located within any airport land use plan.

**f. For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area excessive noise levels?**

No Impact:

The proposed project is not located within the vicinity of a private airstrip.

### **XIII. POPULATION AND HOUSING**

The City of Long Beach is the second largest city in Los Angeles County and the fifth largest in California. At the time of the 2000 Census, Long Beach had a population of 461,522, which presented a 7.5 percent increase from the 1990 Census. According to the 2000 Census, there were 163,088 housing units in Long Beach, with a citywide vacancy rate of 6.32 percent. It is projected that a total population of approximately 499,705 persons will inhabit the City of Long Beach by the year 2010.

**a. Would the project induce substantial population growth in an area, either directly or indirectly?**

Less Than Significant Impact.

The proposed project would include the development of 51 ownership residential units. The structures to be demolished as part of the project would include 27 dwelling units. The number of new residential units would not be classified as "substantial" growth in that the existing General Plan and Zoning designations for the site support the proposed level of development.

**b. Would the project displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?**

Less Than Significant Impact.

The proposed project would include the demolition of 27 dwelling units in structures on the project site as well as the development of new residential units on the same site. The impact of the project would not be termed substantial.

**c. Would the project displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?**

No Impact.

Please see XIII (b) above for discussion.

#### **XIV. PUBLIC SERVICES**

Fire protection would be provided by the Long Beach Fire Department. The Department has 23 in-city stations. The Department is divided into Fire Prevention, Fire Suppression, Bureau of Instruction, and the Bureau of Technical Services. The Fire Department is accountable for medical, paramedic, and other first aid rescue calls from the community.

Police protection would be provided by the Long Beach Police Department. The Department is divided into the Patrol, Traffic, Detective, Juvenile, Vice, Community, Jail, Records, and Administration Sections. The City is divided into four Patrol Divisions; East, West, North and South.

The City of Long Beach is served by the Long Beach Unified School District, which also serves the city of Signal Hill and a large portion of the city of Lakewood. The District has been operating at or over capacity during the past decade.

**Would the proposed project have an adverse impact upon any of the following public services:**

**a. Fire protection?**



Less Than Significant Impact.

The proposed project would be the development of 51 residential units and remodel of an existing building to maintain 11 motel units. The entire project would be plan checked and inspected by the Fire Department to ensure compliance with all applicable Fire code requirements. As a result, the proposed project would not be expected to have an adverse impact upon Fire services.

**b. Police protection?**

Less Than Significant Impact.

The proposed project would be served by the Police Department's East Division. During review of the proposed project, the Police Department provided written input to the applicant regarding defensible design, security lighting, locks, and other related issues. The proposed project would not be anticipated to have an adverse impact upon Police services.

**c. Schools?**

Less Than Significant Impact With Mitigation Incorporated.

The proposed project would include the development of 51 ownership residential units. Although the units might be marketed to buyers who do not have school age children, i.e. singles, young professionals, empty-nesters, etc., the completed project could include some school age residents. The incorporated mitigation would be a mandated per-square-foot school impact fee that would be paid by the project applicant at the time of issuance of building permits. The City collects such fees for the Long Beach Unified School District along with other required permit fees. The anticipated impact of the proposed project upon the local schools would not be expected to be adverse.

**d. Parks?**

Less Than Significant Impact With Mitigation Incorporated.

Although the project would be located near the Pacific Ocean and Bixby Park, the surrounding area is park-deficient with regard to the available park acreage in relation to the number of residents being served. To offset the deficiency, the incorporated mitigation would be the City's mandated Park Impact Fee. At the time of issuance of building permits, the applicant would be required to pay the fee, which would be based, upon the type and quantity of dwelling units to be constructed. While the required fee would not compensate for the lack of park acreage in the

vicinity of the project, the monies collected would assist in the acquisition and development of future park sites in the City.

**e. Other public facilities?**

No Impact.

No other public facilities have been identified that would be adversely impacted by the proposed project.

**XV. RECREATION**

**a. Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?**

Less Than Significant Impact.

The proposed project would potentially increase the use of existing facilities in the City. However, the increased use by residents of the proposed project would not be expected to result in physical deterioration. Development of the project would not be anticipated to place an increased burden on the recreational facilities of the City. And, as indicated in XIV.d., a Park Impact Fee would be collected, based upon the type and number of dwelling units constructed.

**b. Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?**

Less Than Significant Impact.

The project would include a pool and spa facility, a courtyard and a club house on-site. The project would not require the construction or expansion of any facilities that would have an adverse physical effect upon the environment. A less than significant impact would be anticipated.

**XVI. TRANSPORTATION/TRAFFIC**

Since 1980, Long Beach has experienced significant growth. Inevitably, continued growth will generate additional demand for travel. Without proper planning and necessary transportation improvements, the increase

in travel demand, if unmanaged, could result in gridlock on freeways and streets, and jeopardize the tranquility of residential neighborhoods.

**a. Would the project cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?**

Less than Significant Impact.

The proposed project would begin with the demolition of structures that contain 27 dwelling units. Eleven existing motel units would remain on the project site. The new development would consist of 51 condominium units and remodel of an existing building to maintain 11 motel units. The City's Traffic Engineer and staff confirmed that the number of new trips generated by the proposed project would be below the threshold (25 trips at an intersection) that would generate the need for a traffic study. The impact of the increase in traffic would be anticipated to be less than significant.

**b. Would the project exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?**

Less than Significant Impact.

The size and density of the project would be in conformance with the planned development guidelines for the area. The project would not be expected to have an impact upon the streets and intersections in the area that would be substantial to the point of congestion. The anticipated impact would be less than significant.

**c. Would the project result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?**

No Impact.

The proposed project would have no impact upon air traffic patterns and would be unrelated to air traffic in general.

**d. Would the project substantially increase hazards to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?**

Less Than Significant Impact.

The project site is located on the south side of Ocean Boulevard both west and east of 11<sup>th</sup> Place. The site extends east to 12<sup>th</sup> Place. Access to the residential portion of the proposed project and to subterranean parking would be off of 11<sup>th</sup> Place and Bluff Place. With regard to design features and hazards, Zoning staff and the City's Traffic Engineer would work in consort with the applicant to resolve any issues relating to access prior to the issuance of building permits to ensure that any impact would be less than significant.

**e. Would the project result in inadequate emergency access?**

Less Than Significant Impact.

During preliminary review and plan check, the Fire Department and Police Department would both provide input regarding the floor plans and the vehicular and pedestrian accesses for the proposed project. With the incorporation of their input, the project would not be expected to result in inadequate emergency access. A less than significant impact would be anticipated.

**f. Would the project result in inadequate parking capacity?**

Less Than Significant Impact.

The project site is located in a part of the City that is considered parking-impacted. The proposed project would consist of two subterranean levels of parking below the 51 condominium units. The parking would be accessed from 11<sup>th</sup> Place and Bluff Place. Per the project plans, the project would provide 161 spaces that would exceed Zoning Code requirements. The parking for the motel units would be on the first subterranean level and the parking for the condominium residential units would be primarily on the second level. Provided the parking is professionally managed and all spaces are utilized as they are intended, the proposed project will not be expected to result in an inadequate parking supply.

**g. Would the project conflict with adopted policies supporting alternative transportation (e.g., bus turnouts, bicycle racks)?**

No Impact:

The proposed project would be located south of Ocean Boulevard, an east-west corridor with transit stops in place. The project would not be anticipated to conflict with the existing transit stops or with any adopted policies related to alternative forms of transportation. A less than significant impact could be expected.

## **XVII. UTILITIES AND SERVICE SYSTEMS**

**Would the project::**

- a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?**
- b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?**
- c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?**
- d) Have sufficient water supplies available to serve the project from existing entitlement and resources, or are new or expanded entitlement needed?**
- e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?**
- f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?**
- g) Comply with federal, state, and local statutes and regulations related to solid waste?**

No Impact: (for a, b, c, d, e, f and g)

The proposed project would not be expected to place an undue burden on any utility or service system. The project would occur in Subarea 2 of PD-5, an urbanized setting with all utilities and services in place. Such development was taken into account when the surrounding utility and service systems were planned. With regard to "g.", the proposed

project would be required to comply with all statutes and regulations related to solid waste.

## **XVIII. MANDATORY FINDINGS OF SIGNIFICANCE**

**a. Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?**

Less Than Significant Impact.

The proposed project would be located within an established urbanized setting near the Pacific Ocean. The project would not be expected to have an impact upon any fish species. The removal of existing landscaping would have a temporary effect upon wildlife species that might nest on the project site. After construction of the new development, the landscape plan would be implemented, creating new nesting opportunities for wildlife species. Overall, a less than significant impact would be anticipated.

**b. Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?**

Less Than Significant Impact.

The proposed project would provide tourist and residential opportunities in Alamitos Beach. The attached residential development would be similar in concept to other new developments in the area. The project would not be a land use that would be anticipated to have impacts that would have significant cumulative considerable effects upon the environment.

**c. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?**

No Impact.

The proposed project would not produce environmental effects that would cause substantial adverse effects to human life. There would be no impact.

**MITIGATION MONITORING PLAN  
MITIGATED NEGATIVE DECLARATION 10-09  
1628-1724 E. OCEAN BOULEVARD**

**I. AESTHETICS**

- I-1** Prior to the issuance of any demolition permits, the applicant shall prepare a "Construction Staging and Management Plan" to be approved by the Director of Planning and Building or their designee. The Plan shall indicate:

- Entry and exit points for construction employees
- Parking for construction employees
- Temporary construction office location
- Construction equipment staging area
- Demolition materials storage area
- Construction materials storage area
- Screening for the project site and all storage and staging areas (temporary fencing with opaque material)

Details of the Construction Staging and Management Plan shall be included on all final grading and construction plans.

TIMING: Prior to issuance of demolition permits

ENFORCEMENT: Planning & Building Department

- I-2** Prior to the issuance of any building permits, the applicant shall demonstrate on the final project plans that all exterior lighting fixtures and light standards shall be shielded and shall be located and installed to prevent spillover of light onto the surrounding properties and roadways.

TIMING: Prior to issuance of building permits

ENFORCEMENT: Planning & Building Department

- I-3** Prior to the issuance of any building permits, the applicant shall demonstrate on the final project plans that minimally reflective glass and other building materials will be incorporated on the building exteriors in order to reduce reflective glare. The use of glass with over 25 percent reflectivity shall be prohibited.

TIMING: Prior to issuance of building permits

ENFORCEMENT: Planning & Building Department



## **II. AIR QUALITY**

**II-1** As required by South Coast Air Quality Management District Rule 403 - Fugitive Dust, all construction activities that are capable of generating fugitive dust are required to implement dust control measures during each phase of project development to reduce the amount of particulate matter entrained in the ambient air. The measures shall be printed on the final grading and construction plans. They include the following:

- Application of soil stabilizers to inactive construction areas.
- Quick replacement of ground cover in disturbed areas (as applicable).
- Watering of exposed surfaces twice daily.
- Watering of all unpaved haul roads three times daily.
- Covering all stock piles with tarp.
- Reduction of vehicle speed on unpaved roads.
- Post sign on-site limiting traffic to 15 miles per hour or less.
- Sweep streets adjacent to the project site at the end of the day if visible soil material is carried over to adjacent roads.
- Cover or have water applied to the exposed surface of all trucks hauling dirt, sand, soil, or other loose materials prior to leaving the site to prevent dust from impacting the surrounding areas.

**TIMING:** During all phases of construction of the project.

**ENFORCEMENT:** Building Bureau

## **XI. NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM (NPDES)**

**XI-1** Prior to the release of the grading permit, the applicant shall prepare and submit a Storm Drain Master Plan to identify all storm run-off and methods of proposed discharge. The Plan shall be approved by all impacted agencies.

**TIMING:** Prior to issuance of the grading permit.

**ENFORCEMENT:** Planning & Building Department

**XI-2** Prior to the release of any grading or building permit, the project plans shall include a narrative discussion of the rationale used for selecting or rejecting BMPs. The project architect or engineer of record, or authorized qualified designee, shall sign a statement on the plans to the effect: "As the architect/engineer of record, I have selected appropriate BMPs to effectively minimize the negative

